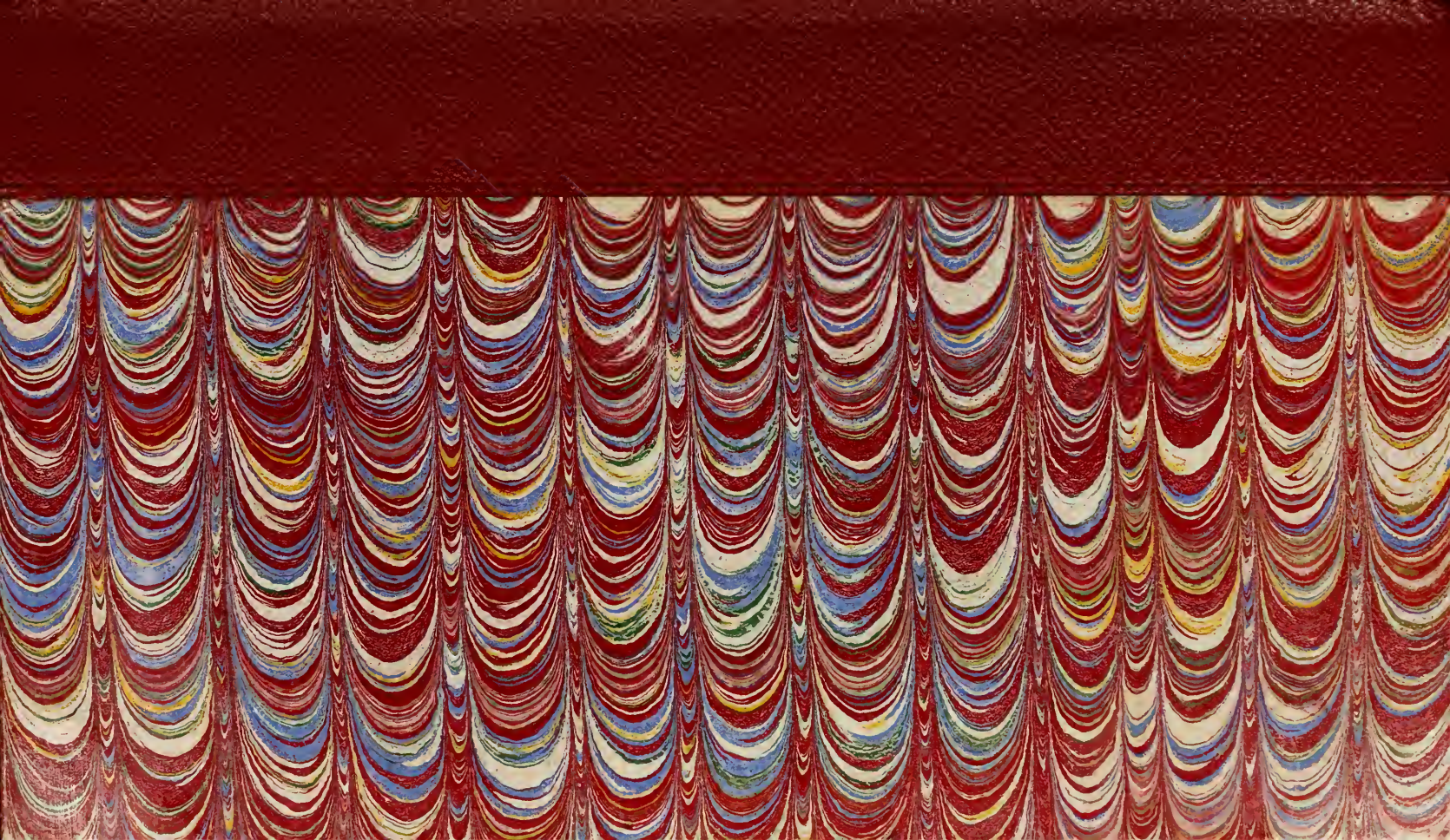

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THE

WAY

TO BE

RICH and RESPECTABLE.

ADDRESSED TO

MEN of SMALL FORTUNE.

In this PAMPHLET is given

An Eſtimate, ſhewing that a Gentleman, with a Wife, four Children, and five Servants, may, reſiding in the Country, with a few Acres of Land, live as well as, and make an Appearance in Life equal to, a Man of 1000l. a year, and yet not expend 400l. including the Rent both of Houſe and Land; and ſtill be able, in the Courſe of 20 Years, to lay by 2500l.

The Plan of Living, in this Eſtimate, is not ideal only, but has been abſolutely purſued by the Author many Years.

Such as are fond of Farming, will here find the Expences attending, and the Profits ariſing from, the Cultivation of Land, feeding of Sheep, &c. &c.

The THIRD EDITION.

LONDON:

Printed for the AUTHOR;

And ſold by R. BALDWIN, Pater-noſter Row; and all Bookſellers in Town and Country.

[Price 1s. 6d.]

THE

Way to be Rich and Reſpectable.

ADDRESSED TO

MEN of ſmall FORTUNE.

THE great degree of luxury to which this country has arrived, within a few years, is not only aſtoniſhing but almoſt dreadful to think of. Time was, when thoſe articles of indulgence, which now every mechanic aims at the poſſeſſion of, were enjoyed only by the Lord or Baron of a diſtrict. Men were then happy to be the vaſſals or dependants of that Lord, and prided themſelves in little but their ſubmiſſion and allegiance. This was the ſtate of things during feudal government: but as, on the increaſe of trade, riches increaſed; men began to feel new wants, they became gradually leſs hardy and robuſt, grew effeminate as their property accumulated, and ſighed for indulgences they never dreamed of before.—Methods of conveying theſe indul-

gencies from one part of the kingdom to another were then ſtudied; roads were made paſſable, and carriages invented.

For many ages coaches were ſo great a luxury, that none but old families were ſeen in them; and if they attempted, once in a dozen years, to travel a few miles in one, perhaps, in the courſe of the journey, a whole village with their teams were called in aid, to drag the heavy vehicle out of the clay, and ſet it on its wheels again:—riding on horſeback being the only means of viſiting a neighbour, beyond the reach of a walk, and that only in the ſummer-time. And it is but a very few years ſince, that ladies went about, from place to place, upon a pillion. Made roads were then unknown, and ſo little deſire had the people to ſtir, beyond the bounds of their pariſh, that even mending them was never thought of.

On the eſtabliſhment of poſts, a general communication was opened between all parts of the kingdom, and people received intelligence of every little improvement that was made: a deſire to inſpect thoſe improvements, gave men an excentric turn; they were eager to ſee what was doing at ſome diſtance

diſtance from home, and rambled wide for that purpoſe. The inconvenience, and indeed impoſſibility of travelling, but at certain ſeaſons of the year, led the way to the making of roads; making of roads drew thouſands abroad, and a wiſh to be thought opulent by thoſe whom they viſited, led them into luxury of dreſs. The homeſpun garb then gave way to more coſtly attire, and reſpectable plainneſs was ſoon transformed into laughable frippery.

In a few years, refinements took place in manners, and well had it been, were they merely refinements; but the misfortune is, they ſoon ſpread into extravagancies, and from being commendable, became objects of cenſure. In the reign of Charles I. luxuries were every where ſeen, and though the Civil Wars for ſome time ſmothered them, they broke out afreſh in the reign of Charles II. Wealth then poured in upon the nation; gentlemen vied with each in the appearance they made; many by theſe means were ruined, eſtates changed their poſſeſſors, a fluctuation of property began, and every ſucceeding year gave birth to freſh wants and new expences. Luxury however had not then gained its pre-

ſent footing: it is true, the profligacy of the capital made ſome inroads upon the country, but the inhabitants of the country looked on it with dread and aſtoniſhment. Some of the nobility and principal gentry, at this time, ſpent part of their winter in London, but the reſt of the year they lived amongſt their tenants with their uſual hoſpitality. The expences of this age were confined to the education of their children, to their houſes, their buildings, their furniture, their attendants and their entertainments; and their tenants and neighbours were conſiderably the better for it: the more they circulated their property within their own eſtates, the richer their eſtates became, and the more powerful and reſpectable they grew. Effeminacy of manners was then ſeen only in cities; balls and aſſemblies were ſcarcely known, and equipages far from being general.

Matters however reſted not here. Things gazed at with aſtoniſhment quickly grew familiar: the infection of the firſt claſs ſoon ſpread among the ſecond, and what they formerly cenſured, they preſently approved. Gentlemen of ſmall eſtates began annually to viſit the capital; they gradually made their viſits

longer

longer and longer, till, at laſt, it became the faſhion to reſide only in the country, when the heat made it intolerable in town. Stage-coaches were eſtabliſhed, the communication between London and the country became more and more open, a taſte for elegancies ſpread itſelf through all ranks and degrees of men, and an equipage was conſidered as a neceſſary of life.

What is the caſe now? Are things otherwiſe than they were? No; expences are yet increaſing, and we are ſtill refining upon luxuries. The ſeveral cities and large towns of this iſland catch the manners of the metropolis, and are vicious and extravagant, in proportion to the wealth and number of their inhabitants. Scarce a town now, of any magnitude, but has its Theatre Royal, its concerts, its balls, and its card-parties. The notions of ſplendour and amuſement that prevail in the Capital are eagerly adopted; the various changes of the faſhion exactly copied, and the whole manner of life ſtudiouſly imitated. Flys and machines paſs from city to city; great towns become the winter reſidence of thoſe whom ſlenderneſs of fortune will not carry to London, and the country is every where deſerted.

If I might preſume to dictate to the world, I would venture to ſay, that a man of landed property is never ſo reſpectable as when reſident on his eſtate; when improving his lands and enriching his tenants; when his beneficence may be read in the looks of the poor; when his houſe is open, not with the ſtiffneſs of a public day, that tells the neighbourhood he would not be perplexed at another time, but with all the hoſpitality of an ancient Baron.

Gentlemen of very extenſive property may act as they pleaſe; the diſſipation and expences of a capital can no other ways injure them than in the opinion of their neighbours; but as to men of ſmall fortune, the leſs they ſee of London the better. Look round among the families we know, and we can eaſily trace the infection of the metropolis; the more they pay their viſits there, and the longer they continue, the more viſible are their follies, and not only their follies, but their failings and their vices. The honeſt frankneſs of the country gentleman is obliterated by the equivocal politeneſs of the courtier, and the open ſincerity of the good neighbour loſt in the artifice and deceit of the man of faſhion.

For many years a *country ſquire* has been an object of ridicule: but, why? No other reaſon can be given, but that want of poliſh that too often characterizes the fops of the age. If we diveſt ourſelves of prejudice, he will not appear in ſo contemptible a light: it is true, he may want taſte and politeneſs, but he may poſſeſs qualities infinitely ſuperior. Honeſt unadorned freedom is preferable to ſtudied and faſhionable deceit. The country *ſquire* lives upon his eſtate, ſpends his patrimony among his tenants and his neighbours, (which form, as it were, but one family around him) and a ſpirit of hoſpitality opens his doors to every comer; while the fine gentleman viſits his domain, perhaps, but once in the ſummer, ſtays there as little as he can help, diſdains any familiarity with his neighbours, neglects his grounds, and leaves his tenants at the mercy of his ſteward, In ſhort, an effeminate life emaſculates the fine gentleman, and renders him unfit for any thing but ſipping of tea, and dealing the cards; whilſt the robuſt and manly exerciſes of the *ſquire* keep him healthy and hardy, and, inured to hunger, danger and fatigue, enable him, when called

called upon in the public cauſe, to be of *real* ſervice to his country.

But it is to be lamented, that the true country gentleman is ſeldom to be found. The luxuries and effeminacies of the age have ſoftened down the hardy roughneſs of former times; and the country, like the capital, is one ſcene of diſſipation. If there be any economy in their expences, it is merely the ſaving of neceſſaries, to waſte on ſuperfluities: the private gentleman with three or four hundred pounds a year muſt have his horſes, his dogs, his pictures, his carriages, his parties of pleaſure, equally with him of five times his fortune: dreſs, ſhow and entertainment engroſs his attention; his lands are unimproved; debts accumulate upon him; he mortgages his eſtate; and, when he has lived to the end of his fortune, he either puts a dreadful period to his exiſtence, or wears out the remainder of his life, a beggar.

However alarming this picture may be, it is nevertheleſs a juſt one. As I take it, the happineſs of life conſiſts in health, eaſe, and competency, which is as much within the reach of a gentleman of three hundred pounds a-year, as one of three thouſand. If the articles

ticles of living are dearer than they were ſome few years back, (and they certainly are, a hundred *per cent.)* it ought to quicken the induſtry of every one, to increaſe his income, if poſſible, or reduce his expence in proportion to his fortune.

It is not in the power of men, who have the income only of a ſmall eſtate to ſupport them, to encreaſe their revenues; but they may decreaſe their expences, or lay out their money to advantage. Frugality and economy have put many upon a footing with men of larger fortunes; and often made them far more reſpectable.———Nothing gives ſuperiority in life, but independency. Whilſt we are at the command of another, we are in a ſtate of ſubordination: it is being maſter of one's ſelf only, that makes a man free; and it is independency that makes him great.

Now, be our fortune as great as it will, we are never independent, whilſt we are in debt; and can a man be ſaid to be free, while it is in the power of his taylor or his ſhoemaker to confine him? A miſtaken notion, that a reduction in our way of living is diſgraceful, has led many a man to his ruin. Retrenching our expences, when we have lived too faſt,

is

is a proof of good ſenſe; it declares an abhorrence of our follies, and a determination to be in future *free*. It is highly degrading to make a figure at the expence of others. Villains of every denomination have done it; an honeſt man therefore will deſpiſe the thought; and, if his connections have inſenſibly led him on, from one expence to another, till he finds himſelf involved, he will purſue the earlieſt and the readieſt means to diſcharge his debts and ſet himſelf at liberty.

Such is the abſurdity in life, that men are rated in worth, according to the appearance they make. "Keep up appearances,"—ſaid a diſſipated poet,

"*Keep up appearances: there lies the teſt!*
"*The world will give thee credit for the reſt.*"

This idle notion has brought on the deſtruction of thouſands. In this luxurious age, wealth is the only object of admiration; and to wear the appearance of wealth, we become expenſive and extravagant in our manner of living. Thus we go on, 'till we exhauſt the little property we poſſeſs; and, when we can keep ourſelves no longer afloat, on what is called Credit, we ſink into beggary and contempt.

He

He who lives within his income, may be truly called a *rich* man. It is this that gives the Hollanders the reputation of being wealthy. They never live to the extent of their fortunes; and, of courſe, are able to do a deal of good. A family eſtate with them is ſeldom put up to ſale; whereas with us, inheritances are ever at market. A Dutchman contributes as largely and as chearfully to the exigencies of the ſtate, or to the erection of a public building, as he would to the repairs of his houſe, or the decoration of his garden.

To be reſpectable, it is not neceſſary to live in a certain line of life.——Every man may be conſidered as the centre of a circle; ſome of a larger, ſome of a ſmaller; and, in this light, he is of greater or of leſs importance, according to the character he bears.—He who has feweſt wants, and is moſt able to live within himſelf, is not only the happieſt, but the richeſt man; and if he does not abound in what the world calls Wealth, he does in independency.—Though he may not be a Peer of his own country, he is a Lord of the creation; may fill his ſtation equal to the firſt of men; and look down with pity and contempt

tempt on the tinſelled ſycophant, though covered with an ermined robe, and parading with a ducal coronet.

I will allow, it is rather mortifying to ſee a neighbour of leſs pretenſions than ourſelves, living in a degree of ſplendour which we cannot reach. If his fortune be large enough, to admit of it, it is well; if not, he is an object of contempt. But, be it as it may, whilſt we have ſufficient to command the neceſſaries and indulgencies of life, (wanting the ſuperfluities) and do abſolutely enjoy them, we are in a ſituation equal to any man; and if we keep but a pair of horſes, and pay for that pair, we are far more reſpectable, in the eyes of ſenſible people, than he who is drawn in a coach and ſix, but his gate everlaſtingly crowded with importunate creditors.

Perſons with circumſcribed fortunes, or whoſe family encreaſes upon them, would do well to retrench their expences in time; or retire from towns, and lay out their money with economy. It is wonderful to think what an appearance in life a perſon may make for a little money, who reſides wholly in the country, and makes the moſt of what he poſ-

ſeſſes. I ſpeak not to perſons in trade, as the ſcheme may be impracticable with them, but to gentlemen of ſmall fortune, who, in a rural retreat, with a few acres of land, may live as well on three or four hundred pounds a-year, as many do, on three times the ſum. The occupier of a middling farm enjoys all the neceſſaries and conveniencies of life, and many of its ſuperfluities. Where ſhall we meet with better health, than where temperance and exerciſe enliven our minds, invigorate our bodies, and give a conſtant flow of ſpirits? A country life is commonly a chearful one; we there meet few of thoſe rubs that embitter the hours of other men, and are the too conſtant attendants on ambition and vanity. It is there only that true happineſs and independency can be found; where honeſty and the beſt of manners mark the man; and where employment exempts from the ill effects of luxury

The following then is an eſtimate whereby, a gentleman, with a wife, four children, and five ſervants, living in the country, may, with frugality, ſave 2500l. in the courſe of twenty years, keep two of his children at a boarding-ſchool,

ſchool, drink wine every day at his table, keep a carriage and four horſes, and make an appearance equal to 1000l. a year, for half the money; and may, with the further addition of a ſmall farm, live equally well for conſiderably leſs.

THE FAMILY ESTIMATE.

	Annually. £.	s.	d.
Rent of a houſe, with about 35 acres of land *. - -	60	0	0
Taxes and tythes †, about -	11	5	0
Carried forward	71	5	0

* Of theſe 35 acres, about 22 ſhould be graſs. If ſo much paſture land cannot be got, ſhift muſt be made by laying down lands with artificial graſſes, ſuch as clover, lucerne, ſaintfoin, &c. The additional produce of which will ſufficiently atone for the expences attending them. Many houſes may be procured for this price, and genteel ones, even within 20 miles of London; if further off, for much leſs.

† Suppoſing the houſe and land rated at 40l. a-year, and the houſe to pay for 20 windows. I allow 2s. per acre for tythe, but nothing for the high-way rate, which is 1l. 7s. *per annum*. as the horſes may do the ſtatute duty.

Bread,

	Annually. £.	*s.*	*d.*
Brought on	71	5	0
Bread, from the farm. See No. 2.			
Butter, ditto. See No. 5.			
Cheese, ditto. See No. 5.			
Milk and eggs, ditto. See ditto.			
Flour, accounted for with the bread No. 2.			
Meat and fish. See the estimate below, No. 3. - - -	16	5	0
Poultry, from the farm			
Salt, vinegar, mustard, oil, and spices, *per* week 1s. 7d. -	4	2	4
Vegetables and fruit from the garden *.			
Small beer, 2 gallons *per* day; which, brewed at home, and reckoned at 5d. *per* gallon, will allow sufficient ale for the master's table, *&c.* without any			
Carried forward	91	12	4

* I have not reckoned seeds, as the garden will produce these.

	Annually.		
	£.	s.	d.
Brought on	91	12	4
additional charge, that is 5s. 10d. *per* week, or *	15	3	4
Tea 2s. 6d. *per* week, or -	6	10	0
Sugar for all purpoſes, 2s. 6d. *per* week, or - -	6	10	0
Candles, 6 lb. *per* week, at 7s. 8d. *per* dozen *, 3s. 10d. *per* week	9	19	4
Coals, 8 chaldron *per* year, laid in at 1l. 14s. *per* chaldron †.	13	12	0
Charcoal, 10 ſacks, at 1s. 6d. -	0	15	0
Carried forward	144	2	0

* In this eſtimate a quarter of malt is allowed to 76 gallons of ſmall beer, and 36 gallons of ale. The copper heated with furze, or heath, cut from the neighbouring common, or wood off the farm.

† Mould and common candles may be bought together, at the price of common ones. Wax candles in the parlour occaſionally, will not make 20 ſhillings a-year difference in the expence, they burning double the time of tallow.

‡ Theſe muſt be fetched from the wharf by your own horſes, and the copper muſt be heated daily with furze, or heath, which may be cut on the neighbouring common. See the farming-eſtimate, No. 2. page 23.

Soap,

	Annually. £.	s.	d.
Brought on	144	2	0
Soap, ſtarch, blue, and occaſional aſſiſtance for waſhing five perſons, 7s. *per* week * -	18	4	0
Whiting, fullers earth, *&c.* 2d. *per* week †, or - -	0	8	8
Wine, punch, *&c.* ‡ -	13	16	0
Threads, tapes, and all ſorts of haberdaſhery, 1s. 9d. *per* week, or - - -	4	11	0
Powder, pomatum, blacking, *&c.* § 6d. *per* week -	1	6	0
Carried forward	182	7	8

* The two men to be waſhed out, at their own expence.

† Sand, brick-duſt, wood to light fires, *&c.* are not reckoned, as theſe may be procured in the country without money.

‡ Wine, allowing five bottles a week, half of it Port wine, half made wine. Port wine, if a pipe, is bought between two or three friends, and bottled at home, will not coſt the buyer more than 1s. 5d. *per* bottle; the made wine half the price, together, 5s. 3¾d. What is ſaved in wine, may be expended in brandy or rum.

§ The maſter and miſtreſs muſt each dreſs their own hair.

	Annually. £.	s.	d.
Brought on	182	7	8
Repair of furniture; earthen ware, *&c.* 3s. *per* week, or	7	16	0
Wages of a man ſervant, to act in the capacity of coachman, and to manage the farm -	9	0	0
Livery for ditto, to be worn occaſionally - -	3	0	0
Wages of a man ſervant, to act in the capacity of gardener * and footman - -	12	0	0
Carried forward	214	3	8

Livery

* The following book will aſſiſt upon this buſineſs, price One Shilling, paſted in marble paper, and not bigger than a pocket almanack, ſold by J. Bell in the Strand, the *Garden-Companion* for gentlemen and ladies; or, a Calendar, pointing out what ſhould be done every month, in the green-houſe, flower, fruit, and kitchen garden: With the proper ſeaſons for ſowing, planting, &c. (with the time when the produce may be expected) ſo as to have a regular ſucceſſion of flowers and vegetables throughout the year. To which are added, a complete liſt of the flowers and ſhrubs that blow each month. With ſome curious obſervations.

With the help of this book, any country ſervant may be inſtructed to look after a ſmall piece of ground at a very

	Annually. £.	s.	d.
Brought on	214	3	8
Livery for ditto, to be worn occaſionally when waiting at table, or following the carriage	4	0	0
Boy; no wages, but cloathed from his maſter's old wardrobe *	5	0	0
The wages of two maids, †	14	0	0
Two children kept at ſchool, 20l. each - -	40	0	0
Extra expences attending them, as breaking up, being at home in the holidays, pocket money, &c. - - - - -	6	0	0
Cloaths for four children, (the mother's caſt cloaths to be made up occaſionally)	24	0	0
Carried forward	307	3	8

very little expence; make that ground go a great way, and ſupply their tables with every thing in ſeaſon. The ladies alſo are here inſtructed how to diſpoſe their flowers to the beſt advantage, and to procure a general bloom throughout the year.

* This boy to drive the plough occaſionally, or ride and drive when the carriage is uſed as a poſt-chaiſe, or to ſend on meſſages.

† They may be had for much leſs, at a diſtance from London.

	Annually.		
	£.	*s.*	*d.*
Brought on	307	3	8
Cloaths for the maſter, with pocket expences - -	35	0	0
Ditto for the miſtreſs, with ditto	30	0	0
Apothecary engaged by the year, (no bill ſent in) - -	4	0	0
Expences of the farm, ſee No. 2.	38	0	0
Duty of a four-wheeled carriage,	5	0	0
Wear and tear of ditto, and harneſs * for even money	5	16	4
There muſt be laid up one year with another, for 20 years, in order to leave each child and a widow, if there ſhould be one, 500*l.* each	75	0	0
	£. 500	0	0

* By applying to ſome coach-makers, you may change your ſet of wheels every year for a ſtrong ſecond-hand ſet at 1l. the ſet, which will reduce the expences of this article. A good faſhionable ſecond-hand carriage may be frequently met with for about 20l. which, when freſh painted, at about the expence of 6l. will look as well as new.

Observation.

It may not be unneceſſary to remark, that 15 or 20 *per cent.* may be ſaved by paying ready money for what we buy; beſides preventing things being charged the family never had. Buy your grocery and ſuch things, as country ſhop-keepers have from London, always in London; and ſuch things they purchaſe at diſtance from town, endeavour to get at the firſt hand in the country.

No. 2. The Farming-Eſtimate.

Acres.		£.	s.	d.
13	—Of graſs for horſes. See the horſe-eſtimate, No. 4. p. 30. nine acres of this are to be laid up for hay. The expence of making and thatching, with the aſſiſtance of your own men and horſes, will be about 5s. *per* acre - - -	2	5	0
13	Carried forward	2	5	0

Acres.		£.	s.	d.
13	Brought on	2	5	0
9	—Of graſs for cows. See the cow-eſtimate, No. 5. p. 33. four acres of this are to be laid up for hay: the expences, as above, 5s. *per* acre - -	1	0	0
		3	5	9

		Qrs.
8	—Of oats will yield about 36 quarters of which the four horſes will conſume 17½ qrs. See the horſe-eſtimate, No. 4. p. 30.	17½
	For Poultry and pigs	13½
	For ſeed to re-crop the ground -	5
	Quarters	36

The expences attending this, will be as follow,

	£.	s.	d.			
Mowing -	0	12	0			
Getting in, about	1	0	0			
Threſh. 36 qrs. at 1s. 3d.	2	5	0	3	17	0
30	Carried forward			7	2	0

Of

Acres.		£.	s.	d.
30	Brought on	7	2	0
2	—Of wheat, producing 40 buſhels, 8 gallon meaſure, will furniſh a family of 9 perſons with flower and bread, at a quartern loaf, each *per* week, and leave 5 buſhels of grain to re-crop the land. The expence attending it will be * as follows :			
	Weeding	0	5	0
	Reaping	1	0	0
	Threſhing	0	12	6
	Getting in	3	0	0
		1	17	6
32	Carried forward	8	19	6

* The corn muſt be ground and ſifted at home with a hand-mill, &c. the bran will then help to keep the hogs. Yeaſt is not reckoned in the article of bread, there being methods to preſerve yeaſt ; or the yeaſt from the brewings may be ſold, which will buy yeaſt when wanted.

Of

Acres.				£.	s.	d.
32	Brought on			8	19	6
3	—Of beans, will produce about 7½ quarters of which it will take to fatten twelve porkers, about 1½ bushel each	*qr.* 2	*bush.* 4			
—						
35	Four bacon hogs at 1 quarter each	4	0			
	Seed to re-crop the land -	1	0			
		7	4			
	The expences attending the crop will be					
		£.	s.	d.		
	Setting -	0	15	0		
	Hoeing twice	1	8	0		
	Cutting	0	10	0		
	Threshing	0	11	3		
					3	4 3
	Cutting 450 faggots of furze, at 3s. *per* hundred, for heating the oven twice a-week - -				0	14 0
	Carried forward			12	17	9

	£.	s.	d.
Brought on	12	17	9
Cutting 1250 faggots of furze for heating the copper, daily *	2	11	0
Extra-expences on 4 horſes. See the horſe eſtimate, No. 4. page 30. - - - - -	7	10	0
Decline in value of 3 cows. See the cow-eſtimate, No. 5. page 33. - - - - -	2	10	0
Wear of harneſs annually, about	0	14	0
Wear of Implements ditto, about	6	17	0
Expence of fences and other ſundries, for even money	5	0	3
	£.38	0	0

OBSERVATIONS.

N. B. The crops on the lands ſhould be changed every year, but this will not alter the real product.

* Four faggots will heat either the oven or the copper. The expence attending this article may be ſaved, as the men ſervants may cut the furze at leiſure times. The farming man ſhould underſtand all kinds of huſbandry; hedging, thatching, &c. &c. Thus, many of the expences charged might be ſaved.

In

In cultivating theſe 35 acres of land, the horſes will be employed only about 52 days in the year, which, on an average, is only one day in the week: of courſe your farming ſervant will often be at liberty to threſh your corn, and do many other things: this will ſave much of the money I have charged for labour.

I have allowed a fourth horſe in this eſtimate, as, ſhould the gentleman be fond of riding, he may keep one for that purpoſe. The other three I would recommend ſhould match in colour and ſize, and ſhould have nag tails; as, ſhould one fall lame, another is ready to ſupply its place; beſides they may occaſionally be uſed as ſaddle-horſes; or were the whole four to match, with a very little extra-expence in the harneſs, and an additional jacket to lay by, they might all be put to the carriage at times.

No. 3 The Meat-Eſtimate.

Twelve porkers ſhould be killed yearly, that is, about one a-month, and 4 hogs for bacon, thus,

Twelve

Twelve porkers, at 7 ſtone each, or 56 *lb.* give of meat	672 *lb.*
Four hogs* for bacon, at 25 ſtone each, or 100 *lb.* gives	800 *lb.*
	1472

1472 *lb.* of meat is about 28*lb.* weekly, equal to four days proviſion for 9 perſons, † and

Fowls, ducks, turkeys, pigeons and geeſe, will give the fifth day's proviſion for the ſame number.

The expence of the above is included in the farm. All that is neceſſary then to be paid for meat, is the proviſion of 2 days: thus

1	9 *lb.*

* One ſow is ſufficient to ſupply the family with ſixteen hogs yearly.

† Leſt living on ſwine's fleſh four days in a week ſhould be thought improper, it may be obſerved, that your butcher will occaſionally take a ſide of pork and give other meat in exchange, thus you need eat pork only two days in the week and the other two, bacon or ham with poultry.

		£.	s.	d.
9*lb.* beef or mutton,	at 5*d.*	0	3	9
5*lb.* fiſh *	at 6*d.*	0	2	6
Per week,		0	6	3
Or *per* year,		£. 16	5	0

No. 4. The Horſe-Eſtimate.

Horſes may be turned out to graſs from about may 20, to October 20, they then ſhould be taken into the ſtable and ſtraw-fed, with corn, till about February 20; after this they ſhould be fed with hay and corn till May 20 again.

Now it will require of graſs to feed 4 horſes through the ſummer, with the addition of lattermath and turning into ſtubble, 4 *Acres.*

When fed with hay, each horſe will eat about 5 truſſes *per* week;

* Salt fiſh, bought of a wholeſale dealer, will not coſt more than 3*d. per lb.* which will allow more to be paid for freſh fiſh: beſides, if near a river, ſome kinds of fiſh may be caught occaſionally.

but

Brought on 4 *Acres.*

but I allow 6 truſſes to afford for hay cut into chaff; this amounts to about two loads for each horſe; 8 for the four.

If a pair of theſe horſes are uſed often in the carriage, they ſhould never be kept upon ſtraw; of courſe, while the other two are fed on ſtraw, theſe will eat about 5½ loads more of hay; this, with the 8 loads reckoned above, will be the produce of 9

Acres 13

I allow each horſe half a peck of oats a-day, from Oct. 20 to May 20; that is, 3 quarters, 2 buſhels, 1 peck, which, for the four, is about 13 quarters; but it may be neceſſary to give the carriage horſes the ſame quantity all the ſummer, which in the whole conſumes 17 quarters and a half. The other two horſes need no corn in the ſummer, unleſs very hard worked.

N. B. To ſave graſs and oats, green clover might be given to horſes in the ſtable, till near the

the middle of October; for while they feed on this, corn is not neceſſary.

	£.	s.	d.
Horſes ſhould have as much chaff as they will eat. Beſides the chaff of the corn, give each a buſhel of cut chaff daily (hay and ſtraw mixed) which will coſt a half-penny *per* buſhel cutting, and that for the time he is in the ſtable will be 210 buſhels, &c.	0	8	9
Shoeing, once in ſix weeks, at 1s. and 10d. *per* ſet; the price paid by farmers,	0	14	8
Phyſic, *per* even money *	0	6	7
Decline in value of 4 horſes annually	6	0	0
	7	10	0

* Your ſervant ſhould be able to bleed, and as to phyſic, the *Gentleman's Pocket-Farrier*, price 1s. ſold by J. Bell in the Strand, London; will direct how to cure an ailing horſe, at even a leſs expence than this; every remedy in that book, has been proved experimentally efficacious. Note, It is ſo ſmall as to lie in a pocket book, and teaches you how to treat a horſe, if ill upon the road.

No.

No. 5. The Cow-Eſtimate,

Suppoſing a cow to be dry three months in the year, during which time ſhe may be fed upon ſtraw, there will require only 9 months good feed. Now, one acre and a half of graſs will feed her well from the time you lay your paſtures up for hay; ſuppoſe from the middle of April to the middle of October (ſix months) with the occaſionally turning them on the common and into the ſtubbles. The ſpring graſs of thoſe paſtures, before laid up for hay, will keep her from the middle of February to the middle of April (one month) ſo that there are but two months to feed her on hay, and ſhe will, in three months, allowing a little for waſte, eat about two loads, that is at the rate of 40*lb*, *per* day. Thus the three cows will eat ſix loads, the produce of — 4 *Acres.*

Acres.

And alſo the graſs in ſummer of — $4\frac{1}{2}$

$8\frac{1}{2}$

A cow, with this keeping, will yield milk and cream for the family, and on an average, about 132*lb.* of butter and 215*lb.* of cheese, but in order to this they must be young cows.

Three cows then will yield annually 396*lb.* or about 7*lb.* and a half *per* week, enough for the family.

Also 645*lb.* of cheese annually, that is about 12 *lb. per* week, enough for the family.

The skimmed milk will go a great way towards keeping the pigs; and three calves annually will serve to meet other little expences not thought of. Care must be taken to have two of these cows always in milk.

	£.	*s.*	*d.*
The decline in value of these cows will be annually, about	2	10	0

IF a gentlemen, by way of amusement, or lessening his expences, will add about fifty acres of land more to his thirty-five, he may, with the same number of servants, excepting a little assistance at harvest, reap the following advantages, with this difference only, that it will require a little more of his own atten-

tion, and leave his men and horſes leſs at leiſure to wait upon him. He muſt then ſend the produce of his farm to market, and, inſtead of keeping a horſe merely for the ſaddle, he muſt admit him to draw occaſionally: But even here, he may have his horſes for his pleaſure, on an average, two or three days in the week.

Theſe fifty acres I will ſuppoſe to be arable, and as land will produce more one year than another, I will give a courſe of crops for ſeven years, and ſhew the annual profits on an average. The courſe then ſhall be, ſuppoſing the ground to be tolerably good,

1 Turneps
2 Wheat
3 Barley
4 Clover
5 Clover
6 Beans
7 Oats

Although it will be neceſſary to have ſome of each kind every year, the amount, at the year's end, with good management, will be the ſame.

TURNEPS.

The natural expences in the firſt courſe will be as follows:

Expences.	£.	s.	d.
Seed, 2*lb. per* acre, at 6*d. per lb.*	2	10	0
Hoeing twice, at 10*s. per* acre	25	0	0
Rent, tythe and taxes, 25*s. per* acre	62	10	0
Extra tear and wear, fencing, &c.	8	0	0
	98	0	0

Produce.	£.	s.	d.
Fifty acres, fed with ſheep	125	0	0
Expences	98	0	0
Profit	27	0	0

2. WHEAT.

Expences.	£.	s.	d.
Seed 2½ buſh. *per.* acre, at 5*s.* 6*d.*	34	7	0
Carried forward	34	7	0

	£.	s.	d.
Brought on	34	7	0
Weeding, 5s. *per* acre	12	10	0
Reaping, 10s. -	25	0	0
Aſſiſtance to get it in -	3	0	0
Threſhing 25 loads, at 3s. *per* quarter, and binding ſheaves	18	15	0
Rent, tythes, &c.	62	10	0
Wear and tear, and fencing, &c.	8	0	0
	164	2	0

Produce.

Fifty acres, at 2½ quarters at 11*l. per* load - -	275	0	0
One hundred load of ſtraw	100	0	0
	375	0	0
Expences	164	2	0
Profit	210	18	0

3. BARLEY, and Clover ſown amongſt it.

Expences.

Seed-barley, 4 buſhels *per* acre, at 4s. *per* buſhel -	40	0	0
Weeding, 5s. *per* acre	12	10	0
Carried forward	52	10	0

	£.	s.	d.
Brought on	52	10	0
Expences.			
Mowing, 2*s.* - -	5	0	0
Raking, 2*s* - -	5	0	0
Additional aſſiſtance to houſe it	3	0	0
Threſhing 225 quarters, at 2*s.* *per* quarter - -	22	10	0
Rent, tythes - -	62	10	0
Clover ſeed, 10*lb. per* acre	12	10	0
Wear and tear, fencing, &c.	8	0	0
	171	0	0

Produce.

Fifty Acres producing 4½ quarter per acre; two hundred and 25 qrs. at 32*s.*	360	0	0
Expences	171	0	0
Profit	189	0	0

45. Clover.

Expences.			
Mowing, at 2*s.* 6*d. per* acre	6	5	0
Making and ſtacking 5*s.* ditto	12	10	0
Carried forward	18	15	0

	£.	s.	d.
Brought on	18	15	0
Ditto the ſecond crop	18	15	0
	37	10	0
Binding 150 loads, at 1s. 6d. *per* load - -	11	5	0
Wear and tear, fencing, &c.	8	0	0
	56	15	0
Rent, tythes, and taxes	62	10	0
	119	5	0
Ditto the ſecond year	119	5	0
	238	10	0

Produce.

Fifty acres at the two crops, about 3 loads *per* acre, at 40s. *per* load - -	300	0	0
Fifty acres after-graſs, fed by cattle, at 10s. *per* acre	25	3	0
	225	0	0
Ditto the ſecond year	325	0	0
Carried forward	650	0	0

	£.	s.	d.
Brought on	650	0	0
Expences two years	238	10	0
Profit	418	10	0

6. Beans.

Expences.

Seed, two buſhels *per* acre, at 4*s.*	20	0	0
Setting, at 5*s.* *per* acre	12	10	0
Hoeing, twice, at 12*s.*	30	0	0
Cutting, at 5*s.*	12	10	0
Aſſiſtance to get in	3	0	0
Threſhing, 150 qrs. at 1*s.* 6*d.*	11	5	0
Rent, tythes, *&c.*	62	10	0
Wear and tear, *&c.*	8	0	0
	159	15	0

Produce.

Fifty acres, producing three quarters *per* acre, at 32*s.*	240	0	0
Expences	159	5	0
Profit	80	15	0

7. Oats.

Expences.	£.	s.	d.
Seed, 5 buſhels *per* acre, at 2*s.* 6*d.*	31	5	0
Weeding, at 2*s.*	5	0	0
Mowing, at 1*s.* 6*d.*	3	15	0
Raking, at 2*s.*	5	0	0
Hands to get in	3	0	0
Threſhing 250 quarters, at 1*s.* 3*d.*	15	12	6
Rent, *&c.*	62	10	0
Wear, *&c.*	8	0	0
	134	2	6

Produce.

Fifty acres, yielding five quarters *per* acre, at 1l. if ſold at a proper time	250	0	0
Expences	134	2	6
Profit	115	17	6

A general View of the PROFITS for the ſeven Years.

	£.	s.	d.
Turneps -	27	0	0
Wheat -	210	18	0
Barley -	189	0	0
Clover, two years,	411	10	0
Beans -	80	15	0
Oats -	115	17	6
	1035	0	6
The eighth year ſhould lie fallow, to renew the ground; therefore deduct the rent, *&c.* and wear and tear, *&c.* of this year	70	10	0
	964	10	6

964*l.* 10*s.* left profit in eight years, is at the rate of 120*l.* 10*s.* *per* year. This deducted from 425*l.* the amount of the family expences, page 22. leaves 305*l.* 10*s.* the total expences of keeping the family, *&c.*

OB-

Observations.

All lands will not yield the ſame courſe of crops, but the produce in ſeven years will be nearly the ſame.

I have ſuppoſed the ground to be tolerably good, and a particular attention to be paid in keeping it clean, well dreſſed, and in good tilth: for this purpoſe no ſtraw is to be ſold off the farm but wheat ſtraw. It is all to be converted into fodder and dung.

If the farming ſervant can be ſpared at times, he may threſh much of the grain himſelf; this will be a ſaving: and there are ſtill many advantages to be reaped, if a man will enter into the ſpirit of farming, from a neighbouring common, in breeding ſheep, bringing up heifers, *&c.* and keeping geeſe.

In ſhort, a tolerable good farm will, upon an average, produce, with good management, 30*s.* or 40*s.* *per* acre, free of all expences.

The price that corn bears, will often make an alteration in the profits of a farm, but I have ſet it a medium price.

If you wiſh to keep dogs, I will ſuppoſe the

the game you kill, to pay the expence of them.

To ſuch as wiſh to keep a few ſheep, the following eſtimate will be acceptable:

Fine large ewes with lamb, may be bought in at Michaelmas, at about 22*s.* each, which in the July following will ſell again for

	£.	*s.*	*d.*
	1	1	0
The lamb will then ſell for	1	7	0
The wool of the two, ſhorn before ſold, will ſell for about	0	4	6
	2	12	6
Deduct the firſt coſt	1	2	0
Leaves profit	1	10	6

Observations.

It will take about an acre of graſs to fatten five ſheep; but, where graſs is not plentiful, they may be fed on ſtubble till Chriſtmas, then on turneps till May-day; next on rye, and then on clover till ſold. No meadows will do for ſheep in the winter, that are wet enough to let them ſink up to the firſt joint of their legs; it will rot them.

Note

Note. An acre of turneps will feed 100 for the ſpace of ten days, or about eight ſheep from Chriſtmas-day to May-day.

N. B. Dung of ſheep, when folded upon land, for the richneſs of the manure, is equal in value to the profits ariſing from the ſale of them.

The principle Implements neceſſary for a ſmall Farm, are

A waggon, and a harneſs for ditto.

A broad-wheeled cart, and a harneſs for ditto,

A plough.

A pair of large harrows.

Ditto ſmaller.

A roller.

A winnow.

A ſeed kit.

Shovels, rakes, meaſures, ſacks, ſieves, *&c.* and the whole may be bought new for about 60*l.*

If a gentleman does not underſtand farming, he may ſoon acquire the knowledge from a clever ſervant.

The following eſtimate will ſerve to ſhew into what expences ſome perſons run, for want of produce and economy, expending that on a carriage, which would maintain a family comfortably and elegantly.

The Expence of keeping a Poſt-coach and Four, in a Gentleman's own Stable, if he is obliged to buy his Provender.

	£.	s.	d.
Rent of a ſtable in town, for four horſes	10	0	0
Coachman's wages	16	0	0
Board wages *, at 8s. *per* week	20	16	0
Livery complete	10	0	0
Poſtilion's wages	12	0	0
Board wages for ditto, 8s. *per* week	20	16	0
Livery complete	10	0	0
Duty of carriage	5	0	0
Oil, greaſe, and wear of combs, *&c.*	2	12	0
Set of wheels uſed in about two years	4	0	0
Carried forward	111	4	0

* This article is much the ſame, whether he is kept in the houſe or not.

	£.	s.	d.
Brought on	111	4	0
Farrier, on an average, a ſet of ſhoes to each horſe once in about ſix weeks	3	15	0
Hay, about 7½ truſſes *per* week, or about 11 loads *per* year, at 3l. 10s.	38	10	0
Oats, a peck a day for each horſe, that is, about 46 quarters, at 18s. *per* quarter *	26	8	0
Straw, about 6 loads, or 4 truſſes *per* week, at 25s. *per* load	7	10	0
Wear and tear, and new painting once in two years †	36	0	0
Decline in value of the horſes ‡	24	0	0
Every additional horſe for the ſaddle will coſt as follows, and indeed there is no coach and four to be kept without five horſes, leſt one ſhould fall lame at any time.			
Stabling	2	10	0
Farrier	1	0	0
For ſhoes	0	18	6
Carried forward	251	15	6

* Beans are not neceſſary, unleſs the horſes are very hard worked.

† This eſtimate ſuppoſes the equipage to be kept up with a degree of elegance.

‡ Horſes of about 40l. value each.

	£.	s.	d.
Brought on	251	15	6
Hay, about 3½ truſſes, or 5 loads	17	10	0
Oats, a peck *per* day, about 11 quarters	9	18	0
Straw, one truſs *per* week, about 1 load and a half	1	17	6
Decline in value of the horſe	6	0	0
Wear of ſaddles, *&c.* about	0	13	6
	287	14	6

Note. Theſe expences may be reduced, but not to make a genteel appearance. No allowance is here made for the occaſional death of a horſe, nor for waſte of hay and corn.

N. B. There are turnpikes, and ſundry charges, when out, that ought to be conſidered alſo as part of the expence of keeping a carriage.

FINIS.